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WARRANTY DEED

024710

KAREN A. MESKEY-WILSON, formerly known as KAREN A. MESKEY of Waterville, County of Kennebec and State of Maine for consideration paid, grants to KAREN B. BUCKNAM and XXXXXXXXXXXXXXXXXXXXXXX of Oakland, County of Kennebec and State of Maine with WARRANTY COVENANTS, ~~as joint tenants~~, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

The Unit known and designated as Unit 301 in RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM located in the City of Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984 and filed in the Kennebec County Registry of Deeds, Plan File #E-85011. Specific reference is made to the RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 31, 1985 and is recorded in said Registry of Deeds in Book 2769, Page 33, and the same is incorporated by reference herein, together with the First Amendment to this Declaration dated February 18, 1986 and recorded in said Registry of Deeds in Book 2914, Page 265. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium), as Exhibit D to the Declaration are recorded in said Registry in Plan Files #E-85012, #E-85013, #E-85014, #E-85015, #E-85016 and #E-85017, together with a revised plan dated January 17, 1986 and recorded in File #E-86020.

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ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above referenced Declaration.

Being the same premises conveyed to Karen A. Meskey (now known as Karen A. Meskey-Wilson) by warranty deed from Jennifer F. Bjorn, dated September 9, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3428, Page 245.

WITNESS my hand and seal this 31 day of March, 1990.

X Mary V. Young
 WITNESS

X Karen A. Meskey-Wilson
 KAREN A. MESKEY-WILSON

32-64-11

THE STATE OF MAINE
Kennebec, ss.

March 31, 1990

Then personally appeared the above named KAREN A. MESKEY-WILSON and
acknowledged the foregoing instrument to be her free act and deed.

Before me,

Mary V. Young
Notary Public

MARY V. YOUNG
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 27, 1993



RECEIVED KENNEBEC SS.

1990 OCT 30 AM 9:00

ATTEST: Thomas (Paul) Wilson
REGISTER OF DEEDS